Bill Garrett Davidson County
Batch# 107592 DEEDWARR
06/22/2018 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20180622-0060595

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$425,000.00.**

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JENNIFER CHANDLER-COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
JAC Investments LLC	Samyas owner	105-03-0-066.00,
(Name)	(Name)	
1426 Bell Trace Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TERRY R CLAYTON** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAC INVESTMENTS LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 4 on the plan of the Phillip Mallory property, as of record in Minute Book "F", Page 324, County Court for said County.

Said part of Lot No. 4 fronts 75 feet on the easterly side of Third Avenue South and runs back 135 feet, more or less, on the northerly line, with the southerly margin of Mallory Street, and 130 feet, more or less, on the southerly line to an alley, measuring 45 feet, more or less, thereon.

Being the same property conveyed to TERRY R. CLAYTON, by deed from LESLIE E. WEBB AND WIFE, JANE E. WEBB, of record in Book 9682, page 304, dated May 25, 1995, said Register's Office. Being further conveyed to HEIKO W. BARNETT, with Final Decree Confirming Sale of record in Instrument No. 20130122-0006901, dated January 8, 2013, said Register's Office. Being further conveyed to TERRY R. CLAYTON, by Decree of Redemption of record in Instrument No. 20140328-0025723, dated January 31, 2014, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by my hand this 15 Day of June 2018.

Terry R Clayton

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Terry R Clayton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of June, 2018.

Notary Public

My Commission Expires: 05-03-2021

(SEAL)

ANDREA C. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020